

4 Parklands, Wotton-Under-Edge,
GL12 7LT

Asking price

£365,000



VIRTUAL VIEWING AVAILABE IN THE SOUGHT AFTER DEVELOPEMENT OF PARKLANDS - SITUATED NEXT TO OPEN GREEN SPACES WITH VIEWS TOWARDS COOMBE HILL - WELL PRESENTED FAMILY HOME OFFERS SUSTANTIAL ACCOMMODATION - ENTRANCE HALLWAY - LOUNGE - DINING ROOM - KITCHEN - THREE FIRST FLOOR BEDROOMS - ADDITIONAL FULLY CONVERTED LOFT ROOM - WC - BATHROOM - ENCLOSED REAR GARDEN - GARAGE - PARKING FOR TWO CARS - EXPOSED TIMBER FLOORING THROUGHOUT - FULL CAVITY WALL INSULATION - OIL CENTRAL HEATING - ENERGY RATING E

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

4 Parklands, Wotton-Under-Edge, GL12 7LT

ENTRANCE HALLWAY

Front door with glazed side screen, exposed timber flooring, radiator, under stairs storage cupboard and stairs to first floor.

LOUNGE AREA 4.96m x3.39m (16'3" x 11'1")

Having Bradstone fireplace and hearth giving access to a Baxi open fire, radiator and exposed timber flooring throughout, large specialised and bespoke double glazed windows provide ample light to this delightful open plan room leading to:

DINING AREA 2.70m X 2.67m (8'10" X 8'9")

This area provides excellent entertaining space, having radiator and dual aspect window providing a light and airy feel with access to the kitchen.

KITCHEN 4.09m X 2.67m (13'5" X 8'9")

Having an array of retro style colourful wooden base units with worktop over and popular glass wall units, stainless steel sink and drainer with mixer tap, plumbing for washing machine, and space for free standing electric oven and fridge freezer, a cupboard provides access to the boiler and double glazed door leading to rear porch and garden.

ON THE FIRST FLOOR

LANDING

Having beautiful exposed wooden flooring, and stairs to second floor and doors leading to:

BEDROOM TWO 3.89m Maximum X 3.05m Maximum (12'9" Maximum X 10'0" Maximum)

With double glazed window to the front offering views towards Coombe Hill, radiator and exposed timber flooring .

BEDROOM THREE 3.64m X 2.70m (11'11" X 8'10")

This well thought out room has ample storage comprising: two built in double wardrobes with sliding doors, radiator and double glazed window to rear with views towards the church.

BEDROOM FOUR

Having double glazed window to the front, exposed timber flooring and spacious walk-in cupboard with lighting.

WC

Frosted double glazed window to rear and low level wc.

BATHROOM

White bathroom suite comprising: bath with mains shower over, pedestal wash basin and radiator, partially tiled walls, radiator and double glazed window to rear.

ON THE SECOND FLOOR

LANDING/DRESSING AREA

This spacious area has exposed wooden flooring, fully insulated under eaves storage, built in hanging rail and shelving to provide excellent storage and Velux window offering views to the rear.

LOFT ROOM/BEDROOM ONE 5.05m Maximum X 3.05m Maximum (16'7" Maximum X 10'0" Maximum)

This fabulous loft conversion is bright and airy having two large Velux windows to the front showing views across Coombe Hill and incorporates a double glazed window to the side, there is full under eaves storage space to front and rear.

EXTERNALLY

To the front, a pathway leads to the front door with outside lighting and adjoining open green land with mature trees. A side gate provides access to a well stocked and lovingly maintained rear garden having a brick storage shed which houses the oil tank and steps to the open rear porch to the back door. The garden is mainly laid to lawn providing a tranquil and calm space with trees and borders and gravelled seating area, a rear gate gives pedestrian access to a single GARAGE and two parking spaces.

AGENTS NOTES

All mains services are believed to be connected.

Council Tax Band D £1,966.68. Payable

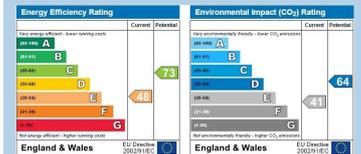
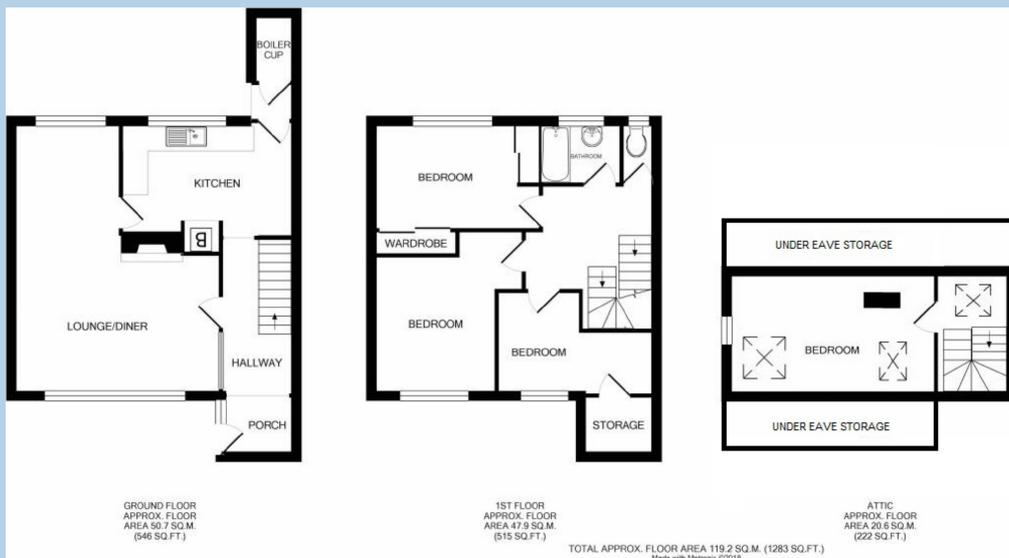
Oil central heating.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.